

**MEETING OF  
SEPTEMBER 15, 1992**

The meeting was called to order at 2:13 p.m.

**Item 1: Roll Call**

**Present:** Members Wolfsheimer, Hartley, Stevens, Behr, Stallings, McCarty, Filner and Vice Chair Roberts  
**Excused:** Chair O'Connor  
**Secretary:** Charles G. Abdelnour

Executive Director McGrory requested that Item 7 be continued to Tuesday, September 22 at 2 p.m.; Item 8 to Tuesday, September 22 at 10 a.m.; and Item 9 to Tuesday, October 20, 1992 at 2 p.m.

Motion by Behr to approve the requested continuances.  
Second by Stallings.  
Vote: 8-0

**Item 7:** Resolution approving the Purchase Contract, the Official Statement, the Escrow Agreement and certain related matters pertaining to the issuance of the Centre City Redevelopment Project (CCRP) Tax Allocation Refunding Bonds, Series 1992.

**Continued to Tuesday, September 22, 1992 at 2:00 p.m.**

**Item 8:** Resolution approving the Third Implementation Agreement to the Disposition and Development Agreement (DDA) with HSD/Horton Associates and Oliver McMillan Fourth Avenue. (Continued from meetings of August 4 and August 11, 1992.)

**Continued to Tuesday, September 22, 1992 at 10:00 a.m.**

**Item 9:** Resolution approving a Public Improvement Agreement for the sidewalks surrounding the Spreckels Building, and authorizing the Executive Director to sign the Agreement if such Agreement is signed by the property owner and submitted to the Agency. (Continued from meetings of April 28, June 16, June 30, July 28 and August 11, 1992.)

**Continued to Tuesday, October 20, 1992 at 2:00 p.m.**

The meeting recessed at 2:15 p.m. and reconvened at 3:38 p.m. with the same eight Members present.

Motion by Hartley to adopt Items 2 through 6 on the Consent Agenda, as well as Items 10 and 12 on the Adoption Agenda.  
Second by Stallings.  
Vote: 8-0 (Items 2, 5, 6, 10 and 12)  
7-0 (Items 3 and 4 -- Wolfsheimer abstaining)

- Item 2: Approval of the minutes of the August 4 and August 11, 1992 meetings.

**APPROVED**

- Item 3: Resolution conveying certain portions of the realigned Front St. and First Avenue south of Island to Harbor Dr. from the Agency to the City.

**ADOPTED AS RESOLUTION NO. 2135**

- Item 4: Resolution ratifying a First Amendment and Supplement to the Ground Lease and a Mutual Release and Settlement Agreement with Market Street Square.

**ADOPTED AS RESOLUTION NO. 2136**

- Item 5: Resolution approving the Fifth Implementation Agreement to the DDA with San Diego Tower Associates.

**ADOPTED AS RESOLUTION NO. 2137**

- Item 6: Resolution approving the First Amendment to the Negotiation Agreement with San Diego Council, American Youth Hostels, for the purchase and rehabilitation of the McGurck/Combination Store properties, and the lease of an adjacent parcel.

**ADOPTED AS RESOLUTION NO. 2138**

- Item 10: Resolution approving the Negotiation Agreement with San Diego Center City Parking Corporation to determine the feasibility of the development of a public parking facility on "G" Street between Fifth and Sixth Avenues in the Gaslamp Quarter Sub Area.

**ADOPTED AS RESOLUTION NO. 2139**

- Item 12: Resolutions authorizing condemnation proceedings to acquire one single owner parcel for the Mercado Apartment Project in the Barrio Logan Redevelopment Project from the San Diego Gas & Electric Co.; and removing, as a condition of the Agency Pre-development Loan, the necessity of a Phase II site assessment and the preparation of a remediation plan.

**ADOPTED AS RESOLUTIONS NO. 2140 and 2141**

The meeting recessed at 3:40 p.m. and reconvened at 4:20 p.m. with the same eight Members present.

- Item 11: Resolution approving the Housing Loan Agreement with Occupational Training Services, and the Basic Concept/Schematic Drawings, subject to conditions of approval, for the development of 52 very-low and low-income housing units (Hacienda Townhomes) at 17th Street between "J" and "K" Streets in the Centre City Expansion Sub Area.

Pam Hamilton gave the staff report and displayed drawings of the proposed project. Robert Ito, of Occupational Training Services, urged adoption

## Item 11: (continued)

of the resolution, stating it would be the beginning of a revitalization of the Centre City East area.

Janay Kruger spoke in opposition to the action, saying it was not a good deal due to its location, lack of parking and other amenities. Member Filner noted he had similar concerns, but felt the units would be of benefit to the area.

Member Wolfsheimer expressed concerns regarding financial aspects.


Motion by Filner to adopt the resolution.

Second by McCarty

Vote: 7-1 (Wolfsheimer voting nay)

**ADOPTED AS RESOLUTION NO. 2142**

At 4:47 p.m. Vice Chair Roberts adjourned the meeting to Tuesday, September 22, 1992 at 10 a.m. in the 12th floor Council Chambers.



Secretary of the Redevelopment Agency  
of the City of San Diego, California